BTEC Assignment Brief

Qualification	Pearson BTEC International Level 3 Subsidiary Diploma in Construction and the Built Environment Pearson BTEC International Level 3 Foundation Diploma in Construction and the Built Environment Pearson BTEC International Level 3 Diploma in Construction and the Built Environment Pearson BTEC International Level 3 Extended Diploma in Construction and the Built Environment Pearson BTEC International Level 3 Diploma in Civil Engineering Pearson BTEC International Level 3 Extended Diploma in Construction and the Civil Engineering
Unit number and title	**Unit 22: Economics and Finance in Construction**
Learning aim(s) (For NQF only)	**C:** Explore how to plan and control construction costs **D:** Examine the factors determining the feasibility of construction projects
Assignment title	Residential Cost Planning
Assessor	
Issue date	
Hand in deadline	

Vocational Scenario or Context	Following the success of your presentation to the overseas investors and your board of directors (assessment 1). You have been asked to look at a specific development project for a site of 95 houses on Brownfield land you recently identified. The directors of the company were initially sceptical of the viability of the scheme however, you believe the project could be financially viable. The site is approximately 150 miles away from the office and in a relatively rundown part of the region. The area previously relied on heavy industry such as steel and shipbuilding as the main source of employment and has seen significant decline following their demise. Unemployment in the area is approximately 25% above the national average and although the workforce is highly skilled in their respective industries, there is very little work that they can now do in the area. The area has recently attracted Inward Investment for the creation of new employment opportunities and general development. 25 of the new houses will be sold at a discounted value of 60% of the market rate to a local housing association. The remaining 70 houses will be sold on the private market. You have been asked to produce a feasibility stage report to the directors and investors which clearly sets out the economic viability of the project
Task 1	Produce a professional report that considers the cost planning and feasibility of the proposed project. Your report should: • Discuss different budgetary and cost planning

	techniques appropriate for this project. Your discussion should consider how changes to costs can impact on the overall project viability and the measures that can be taken to try to mitigate fluctuations and ensure profitability. • Select one of the techniques considered and produce a detailed cost plan for a typical detached two storey block of four two bedroom flats, and a typical three bedroom two-storey detached house for the open market. • Consider the factors, and the relationship between the factors, that impact on the feasibility of the project.
Checklist of evidence required	To achieve this task, you will have produced a professionally written report using appropriate technical language and terminology which will have considered the overall feasibility and produced the cost plans for part of the project. When considering the feasibility, you should take into consideration the specific scenario and the factors listed. Your discussion should include analysis of the information you are given and the wider impact of external influences on a scheme of this nature. If you make any assumptions you should clearly highlight these within your discussion. On a macro level, considerations may include matters such as political and economic instability. Or they micro level it may include matters such as availability of skilled labour or the fluctuating costs of materials. At this level these factors will also feed into the consideration and production of a cost plan. The cost plan should be sufficiently detailed to allow extrapolation and scaling for properties of a similar nature but different sizes. You can use any of the methods you have considered and should qualify all assumptions, such as a property size, style and construction. Your research should include consideration of appropriate property styles, types etc. You are writing this for a professional audience and should use appropriate technical language and your report should be fully referenced using a standard referencing convention.

Criteria covered by this task:	
Unit/Criteria reference	To achieve the criteria you must show that you are able to:
22/C.P5	Examine how cost control and planning and budgeting techniques are used in construction projects.
22/C.P6	Produce a cost budget for a given construction project.
22/D.P7	Explain the factors that influence the feasibility of a given construction project.
22/D.P8	Explore the relationship between the factors that influence the

	feasibility of a given construction project.
22/C.M3	Produce, having considered appropriate techniques, a detailed cost budget for a given construction project.
22/D.M4	Analyse how the feasibility of a given construction project is affected by changes in factors.
22/C.D3	Evaluate how changes in costs occur and how this impacts on the detailed cost budget produced, and the efficacy of using appropriate cost-control techniques for a given construction project.
22/D.D4	Justify the feasibility of a given project as factors change.

Sources of information to support you with this Assignment	Pearson BTEC National Construction Student Book Authors: Simon Topliss, Mike Hurst, Simon Cummings. Sohrab Donyavi Myers D, *Construction Economics – A New Approach*, (Routledge, 2016 4th Ed), ISBN: 978-1138183728 Lee S, Trench W, Willis A – *Willis's Elements of Quantity Surveying* (Wiley Blackwell 2014), ISBN: 978-1118499207 Brook M, - *Estimating and Tendering for Construction Work* (Routledge 2016), ISBN: 978-1138838063 Further Resources may be found at qualifications.pearson.com/en/support/published-resources.html
Other assessment materials attached to this Assignment Brief	*None*